

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 24, 2024 at 7:00 PM by Zoom**

Join Zoom Meeting:

<https://us06web.zoom.us/j/86030407024?pwd=ndeT0gpMBclMBWCpP7BBWIA0HoGs2T.1>

Join by Phone: 669-444-9171 - Meeting ID: 860 3040 7024 - Passcode: 739348

ANNUAL MEETING AGENDA

1. CALL TO ORDER
2. APPOINT INSPECTOR OF ELECTION
3. ELECTION
4. BOARD POSITIONS
5. YEAR END EXCESS OPERATING INCOME RESOLUTION
 - Adopt a resolution regarding 2024 excess operating income.
6. ADJOURNMENT

REGULAR MEETING AGENDA

1. CALL TO ORDER
2. ADOPTION OR MODIFICATION OF MINUTES -pages 2-3
 - Regular Board Meeting: May 16, 2024
3. FINANCIALS AND RELATED BANK STATEMENTS – pages 4-27
 - September 30, 2024 Financials and Related Bank Statements
 - Motion for Board Review of Monthly Financials and all Related Bank statements by the full Board or Sub Committee (Treasurer and One other Board Member) Per CA CC 5501
 - Standard Motion for Collection: *All owners with delinquent assessment balances that are 181 days delinquent on the Delinquent Accounts Report are to be sent to collection in accordance with the timelines of the collection policy, including but not limited to recording a lien against the property*
 - Discussion:
Account #067-09 – pages 28-29
4. HOMEOWNER COMMENTS
5. OLD BUSINESS
6. NEW BUSINESS
 - 2024 Audit/Review/Tax Preparation Engagement Letter to Levy – pages 30-33
 - 2025 Reserve Study Update – pages 34-50
 - 2025 Budget – pages 51-53
 - Corporate Transparency Act – pages 54-56
 - Management Contract – pages 57-76
7. ADJOURNMENT